PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20120051170 DEEDWARR
Recvd: 07/12/12 09:01 2 pgs
Fees:13.00 Taxes:1073.00
20120712-0061101

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51411
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lisa White 3020 Brightwood Ave. Nashville, Tennessee 37212	New Owner

TAX MAP-PARCEL NUMBERS: 11708003500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$290,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bruce B. Magnuson and spouse, Kathleen B. Magnuson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lisa White** unmarried hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee4, being Lot No. 18 on the changed Plan of the Subdivision of Lots Nos. 11, 12, 13, 14 and 15 in the Belmont Terrace Annex No. 1, as shown on the Plat of record in Plat Book 547, page 99, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Bruce B. Magnuson and spouse, Kathleen B. Magnuson by Warranty Deed from G. Kurt Thompson and spouse, Alexandra Thompson, dated May 9, 2005 and recorded on May 16, 2005 of record in Doc. No. 20050516-0054798, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 547 Page 99, said Register's Office. Easement for sanitary sewers and/or storm drainage to the Metropolitan government of Nashville and Davidson County, Tennessee of record in Book 3932, page 246, said Register's Office.

This is improved property, known as: 3020 Brightwood Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of July, 2012.

Bruce B. Magnuson

Kathleen B. Magnuson

State of TENNESSEE
County of DAVIDSON

On this 9th day of July, 2012 , before me the undersigned authority, personally appeared Bruce B. Magnuson and Kathleen B. Magnuson , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $290,000.00

Affiant

Sworn and subscribed before me this the 9th day of July, 2012

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014